

**Beaver County**  
**Planning & Zoning Commission**  
**October 18, 2006**  
**7:30 p.m.**  
**Beaver High School Auditorium**

Minutes

Attendance: Robin Bradshaw, Chairman; Scott Bealer, Rowland Yardley, Jack McMullin, Dennis Miller, Roger Larsen, Craig Davis as Administrator, and Von Christiansen as Attorney.

Visitors: See Attached List

Called to order at 7:35 p.m.

MINUTES

The minutes from the September 20, 2006 meeting were read and errors corrected. Dennis made a motion to approve the minutes with the corrections mentioned, Jack seconded the motion. The motion passed unanimously.

CONCEPT PLAN REVIEW

This was withdrawn from the agenda.

ORDINANCE CHANGE

There is no provision in our ordinance to allow LPG distribution in any zone, Craig would like to have it put in as a Conditional Use Permit in the MU and A zones. They discussed distances from home which would be set in the conditional use permit. Jack made a motion to recommend the County Commission approve the ordinance change. Rowland seconded the motion. Motion passed unanimously.

CONCEPT MASTER PLAN FOR ELK MEADOWS

Craig Burton, Norm Daley & Brad Johnson were there representing CPB Development, and went through a booklet that they handed out, the parts that are owned privately are not in the concept plan, they have closed on the Elk Meadows property and the Puffer Lake property should be closed Dec. 19<sup>th</sup>, they have letters from Keith Christensen for the Puffer Lake property, Silverton Group, Ask International, Allan Keurbis and State Trust Lands and none of them object to the concept plan being presented, the phasing plan, they have letters from the Special Service District, Scott Hacking from DEQ, Don Ostler from Utah Water Quality Board, they have 154 acre feet of water from Yardleys and 55 acre feet from Ask International under contract that should be closed by Dec. 19<sup>th</sup>, they showed listed the economic benefits to Beaver County. They wanted to receive conceptual approval of the Master Plan, they held a private meeting with the property owners, they will make skiing available to Condo owners and owners of property in West Village, the price for a lift ticket would be approx. \$65 per day, with a few blackout days (Thanksgiving, Christmas and President's Day), they will make trails for hiking and ATV's accessible with a manned gate at the trail head, there will be no trails at Puffer Lake, they are trying to be fair and reasonable, but they also need to provide anonymity for their club members.

Von reviewed for the P&Z members the requirements for a Concept Plan which are to have a rough sketch of the plan so they can go to developer with problems and concerns that they feel would need to be taken care of in Preliminary Plat and Final Approval, it can be denied if they do not feel they have enough information or it does not meet zoning, it can be approved with conditions. It would need to have a name, vicinity plan within ½ mile of boundaries, lot & street layout, describe type of water & sewer system, total acreage and location map, and the final thing to consider is does it meet with current zoning in a Planned Dist. Zone and what types of density will it have. A Concept Plan is a vision of what they would like to see happen. If it is approved the next step is to bring the 1<sup>st</sup> phase back to the P&Z board for Preliminary Plat approval, that is where extensive

engineering for infrastructure is needed and state agencies pass things off according to their regulations.

There were questions from the board, Rowland asked about the source of their water and drilling a well and what affect it will have on the Beaver City springs, and having conditions on what happens if it does have an impact on the water, compensation to downstream users, using state lands that are public and trails that have been there for a long time and have to stay public(they will honor it by registering who goes on the trails). Dennis asked about them having 262 acre feet of water from what they said they were purchasing, how can they use it when there wasn't even enough down in Beaver this year for the A water rights, how can they do this when they don't even have enough to do Phase I-Scott Hacking said the water system up there is O.K. for the existing units but they have no proposal from CPB as of yet to do a Drinking Water Feasibility study and the State Water Engineer to do calculations to see how much they need for the development, it is in the highest protected area being at the top of the mountain, Tom? from Water Quality said it would be a challenge to reuse water on the golf course, especially with fertilizers and chemicals, it would be very expensive, when asked if they can make snow - yes if adequate water rights but not out of treated water and it would take a lot of monitoring.

Public Comments - Lance Wood is concerned about cutting down tree, the sewer and will they be paying for the whole thing, he thinks this project and its impact really needs to thought over and meditated on. Jim Bradshaw does not think it meets the requirements, he is concerned over the water, sewer, clustering, and them not getting the materials to the board in a timely manner. James Sly says that the roads and services will not be adequate for that many people. Carol McCulley say that up at the Yellowstone club they have up to 22 people in a house with 8 bathrooms. Connie Grimshaw asked about fire protection, it requires water above & beyond the culinary use and thinks plans should be in place before they start building up there. Dr. Greg ?? wants to know what happens when you do get water up there and it doesn't meet specifications? Irene Forrest was concerned about the ditches and the amount of water they have acquired and where it comes from. Walter Cook said the real affects would not be felt until the project was all done and the trails would not really be open if they have control. Ronnie Roberts brought up that all the water on the mountain from Oct. 31 to April is supposed to go down to the Minersville Res., how will it affect the spring up in Beaver River, and where they will get the water is a mystery to him-he's the water master and he works with it every day. Ken Puchlic works with St. George planning and they get their material at least 14 days in advance, he thinks they shouldn't vote on it until they have really looked at the material. Bob Davidson asked what was in it for the general public-Craig Burton saidthe benefits would be employment, increase tax base, not having to pay for services provided by the club, there will be minimal cost to taxpayers. Kevin McNeill wanted to know if the fire protection they have will be provided to the other homeowners in the area. Jason Bradshaw asked about monitoring the water by 3 Creeks to provide data-data has been collect for years. Greg Solberg wanted to know what would happen if the spring dried up and getting the water to generate electricity. Len Foster was concerned about the impacts to Beaver City increase traffic etc., he sees the impacts as positive. Jill Pechi wants to know what this will do to the small town family atmosphere here, the cost of living will go up and so will property taxes. Erik Miller said they talked about how much water they had, if they don't have the water rights they will not make snow. James Sly commented that Hay Springs used to have water and now it is dry. Chad Nowers wants to make sure we keep the good quality of water for our children and grandchildren and asked about them trying to push over into Big Flat and Big John Flat-Craig Burton said it was a huge process to get Forest Service land and he had no desire to go thru it. Michelle McNeill asked what is success, it should be what is best for the most people not for a few people, they shouldn't disregard the people that have been here a long time. Geneva Harris wanted to know about all the people that drive the loop for a Sunday drive. Robert Lee commented on having to have new schools, hospitals, etc. with many agencies involved, but all these things need to be addressed, also when water is transferred up on the mountain it needs to be taken off the land it used to irrigate. That was the end of the public comments.

Jack talked about the water going to the Minersville Res., having the State Water Engineer look at the situation, having impact fees, looking into things to understand what the impact will be not just for today but for the future, and not feeling well enough informed to make a decision. Dennis doesn't like it not being open to the public, is concerned that they don't have enough water and can't see the benefit to Beaver County. Scott is not comfortable with the fact that only 1200 of the 2000+ acres is in CPB's name, they should come in jointly. Robin was concerned that they were planning to seal off Puffer Lake so the water can't seep out, Craig Burton said he knew of no such plan.

Rowland made a motion to table this to find out the facts and get some of the agencies together to answer some of the questions. Roger seconded the motion. Craig Burton really wanted to get either a yes or no answer tonight-they decided tabling the issue was appropriate. Motion passed unanimously.

Roger made a motion to adjourn. Scott seconded the motion. The motion passed unanimously.

Adjourned at 9:45

Minutes read on \_\_\_\_\_ and approved.

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Robin K. Bradshaw, Chairman